



MAPLEWOOD OFFICE PARK

MAPLEWOOD, MN

Suntide Commercial
Realty, Inc.
2550
University Ave W
Suite 416 S
St. Paul, MN 55114
www.suntide.com

F
O
R

L
E
A
S
E

CONTACT

Nancy Murdakes
Brown
651.209.9622
nancy@suntide.com



Property Highlights:

The Maplewood Office Park building several desirable amenities not often found at such reasonable rental rates.

Easy access along Beam Avenue.

Beautiful views of neighboring pond and nature preserve.

Pylon signage opportunity and plenty of on-site parking.

A stones throw from St. John's Hospital, Maplewood Mall, and many national retailers and restaurateurs.





MAPLEWOOD OFFICE PARK

MAPLEWOOD, MN

Location

1650 Beam Avenue, Maplewood, MN 55109 (Ramsey County)

GLA

13,560 sf on 2-stories (2 acres)

Available

1,136 sf (suite #100)

Lease Rate

\$16.00 psf, NNN

2010 CAM

\$3.67 psf, est. (Incl. insurance)

2010 Taxes

\$4.25 psf, est.

Parking

Available on-site

Space Usage

Office

Co-Tenant

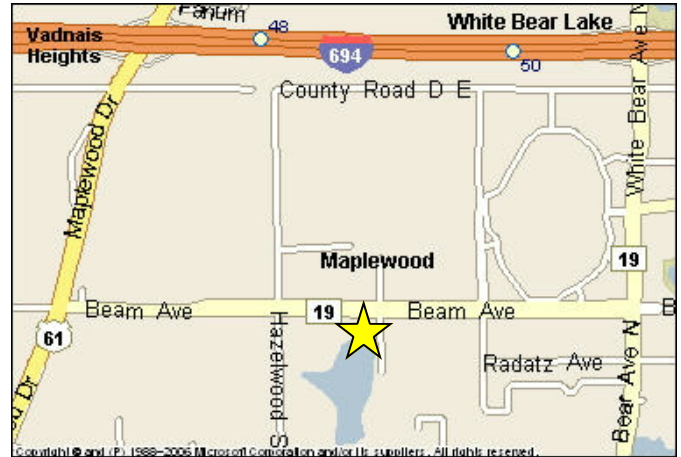
Neurological Associates and other medical professional services

Who's Nearby

The Olive Garden, Chili's, The Outback Steakhouse, Red Lobster, Chipotle, Noodles & Co., Best Buy, Office Max, and numerous others

Demographics (2009)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,175	66,992	217,496
Households	1,839	27,168	83,557
Avg. HH Income	\$72,445	\$80,181	\$77,240

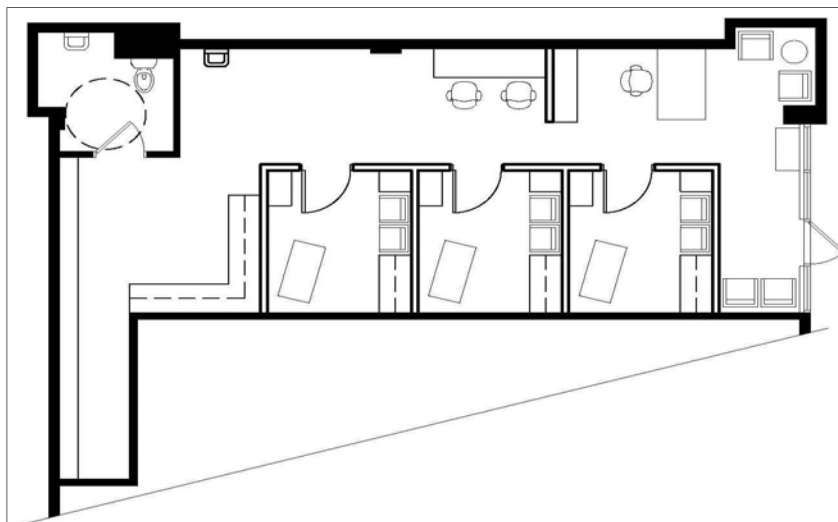


Contact

Nancy Murdakes Brown
651.209.9622
nancy@suntide.com

Website

www.suntide.com



The information contained herein was obtained from sources believed to be reliable, but Suntide Commercial Realty, Inc has not verified nor has any knowledge regarding the accuracy or completeness of information and makes no representation or warranty concerning the same. Therefore, Suntide Commercial Realty, Inc disclaims all liabilities in connection with any inaccuracies or incompleteness.